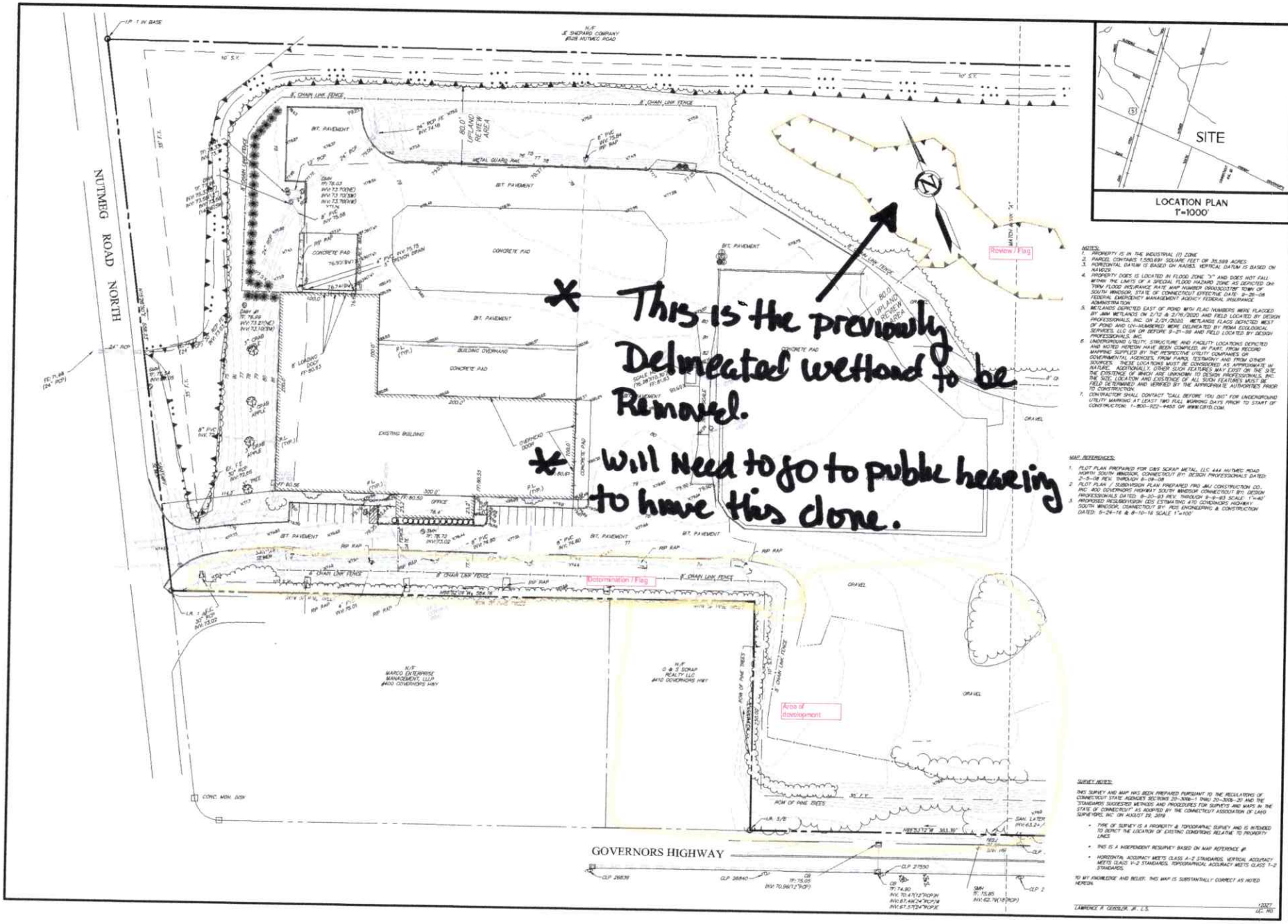

NOTES:

1. PROPERTY IS IN THE INDUSTRIAL (I) ZONE.
2. PARCEL CONTAINS 1,550,691 SQUARE FEET OR 35.588 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD88.
4. PROPERTY DOES IS LOCATED IN FLOOD ZONE "X" AND DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0375F TOWN OF SOUTH WINDSOR, STATE OF CONNECTICUT EFFECTIVE DATE: 9-26-08 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION
5. WETLANDS DEPICTED EAST OF POND WITH FLAG NUMBERS WERE FLAGGED BY JMM WETLANDS ON 2/12 & 2/16/2020 AND FIELD LOCATED BY DESIGN PROFESSIONALS, INC. ON 2/21/2020. WETLANDS FLAGS DEPICTED WEST OF POND AND UN-NUMBERED WERE DELINEATED BY PRIMA ECOLOGICAL SERVICES, LLC ON OR BEFORE 9-21-99 AND FIELD LOCATED BY DESIGN PROFESSIONALS, INC.
6. UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM FIELDS TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION. 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:

1. PLOT PLAN PREPARED FOR GBS SCRAP METAL, LLC 444 NUTMEG ROAD NORTH SOUTH WINDSOR, CONNECTICUT BY: DESIGN PROFESSIONALS DATED: 2-5-08 REV. THROUGH 8-08-08
2. PLOT PLAN / SUBDIVISION PLAN PREPARED FWO JMJ CONSTRUCTION CO., INC. 400 GOVERNORS HIGHWAY SOUTH WINDSOR CONNECTICUT BY: DESIGN PROFESSIONALS DATED: 8-20-93 REV. THROUGH 9-9-93 SCALE: 1"=40'
3. PROPOSED RESUBDIVISION DDS ESTIMATING 410 GOVERNORS HIGHWAY SOUTH WINDSOR, CONNECTICUT BY: PDS ENGINEERING & CONSTRUCTION DATED: 5-24-16 & 8-10-16 SCALE 1"=100'

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A INDEPENDENT RESURVEY BASED ON MAP REFERENCE #.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS, VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS, TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GESSLER, JR., L.S. 12372 (LE. NO.)

Copyright © 2019 Design Professionals, Inc. - All Rights Reserved

21 BEMIS DRIVE
P.O. BOX 1961
SOUTH WINDSOR, CT 06074
860-291-0278 - T
860-291-0279 - F
www.designprofessionals.com

Design Professionals
CIVIL ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
BRYAN SCHLBERG
PRIME MATERIAL RECOVERY
444 NUTMEG ROAD NORTH
SOUTHINGTON, CT
06074

DATE: DEC. 2019
PROJECT: 2-1-2020
DRAWN: JN
CHECKED: BF
SCALE: 1"=40'
DWG. NO.: 1

PRIME MATERIAL RECOVERY

444 NUTMEG ROAD NORTH
SOUTH WINDSOR, CONNECTICUT

NO.	DATE	REVISIONS	BY

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40'

SHEET

V-1